



King County
Department of Permitting
and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711

Notice of Application

(Type 4)

Applicant: Rainier Ridge Developers, LLC c/o M. Jamie Durkan 425-432-3961	File No.: MAMD13-0001
	DPER Project Manager: Scott Logel Telephone No.: 206-477-0349 Email:
Engineer: Barghausen Consulting Engineers	Date Application Filed: 11/01/13 Date Determined Complete: 11/01/13

Project Location: Parcel # 153100-0010 (via <http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>)
Nearest street intersection is SE 288th and 238th Ave SE along southeast border of the City of Maple Valley.

Project Description:
Proposal to use the King County 4 to 1 program (K.C.C. 20.18.170 and 180) to amend the Comprehensive Plan to change the urban growth boundary in exchange for the public benefit of open space dedication in a ratio of four acres for every 1 acre transferred to the urban area. The site is approximately 75 acres total and currently zoned rural residential 5. The proposal would allow 20% of the site to be moved to the urban growth area for urban residential development, while the remaining 80% of the site will remain rural and be dedicated to King County for public open space with both passive and active recreation. The urban portion of the site will be annexed to the City of Maple Valley.

Permits requested in this application: Site Specific Land Use Map Amendment Application

Relevant environmental documents are available at the address below: SEPA Checklist and other application documents on file.

Development regulations to be used for project mitigation, known at this time: K.C.C. 20.18 for site specific land use map amendments and 4 to 1 program criteria.

Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County Codes, including those noted above.

Other permits not included in this application, known at this time: None.

A public hearing before the King County Hearing Examiner is required for this application. Notification of the public hearing date will occur approximately 30 days prior to the scheduled hearing date. The Department of Permitting and Environmental Review (DPER) will issue a report and recommendation to the Hearing Examiner two (2) weeks prior to the scheduled public hearing. A public hearing before the King County Hearings Examiner is required for this application prior to King County Council action. Any appeal of the Hearing Examiner's decision would be heard by the King County Council. Details of the appeal process will be included in the notice of recommendation.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number and email listed above. Written comments may also be submitted to DPER. You may review the application and any environmental documents or studies in our Snoqualmie office.
NOTE: To request this information in alternative formats for people with disabilities, call 206-296-6600 or TTY Relay: 711.

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PLEASE SEE REVERSE SIDE FOR PARTY OF RECORD REQUEST FORM

Date of Mailing:

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Please send me notification of the public hearing and other official notices concerning this application.

File No.:

Name: _____

Address: _____

Telephone No.: _____

King County has received an application to develop property at the address listed above. You are receiving this notice because our records indicate that you own property within approximately 500 feet of the proposal